



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

April 15, 2015

Planning Board Members: Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members: Dino Fudoli, Supervisor
John M. Abraham
Mark Aquino
Ronald Ruffino, Sr.
Donna G. Stempniak

Engineering Consultant: Robert Harris, Wm. Schutt & Associates

Town Attorney: John M Dudziak

Town Highway Superintendent: Daniel J. Amatura

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held April 15, 2015. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:mn
Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the fifteenth day of April 2015 at 7:00 P.M, and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Kristin McCracken, Member
Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak
John Abraham

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Scott Pease, Assistant Building & Zoning Inspector
Kevin Loftus, Deputy Town Attorney
Mary Nowak, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Council Member Donna Stempniak.

Minutes – A motion was made by Anthony Gorski to approve the minutes from the April 1, 2015 Planning Board Meeting. Motion seconded by Kristin McCracken and unanimously carried.

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Communications - April 15, 2015

- 4.15.01 SEQR response dated 2/27/15 and 3//4/15, from the Division of Planning and Division of Sewerage Management, respectively, with comments regarding Basil Kwik Oil Change.
- 4.15.02 SEQR response dated 2/26/15 and 3/2/15, from the Division of Planning and Division of Sewerage Management, respectively, with comments regarding JPS Labs.
- 4.15.03 SEQR response dated 3/26/15, from the NYSDOT with comments regarding Summerfield Farms Phase 7.
- 4.15.04 Notice of SEQR Review to be held April 6, 2015.
- 4.15.05 SEQR response dated 3/30/15, from Division of Environment and Planning, regarding the proposed rezone at 00 Broadway (SBL 116.00 - 1-13.11 & 116.00-1-18.21) from R-1 and RCO to MFR-3.
- 4.15.06 Letter from Kathleen Zika, 210 Peppermint Rd., dated 4/8/15, voicing concerns regarding the proposed Fox Valley Estates.
- 4.15.07 SEQR response dated 3/30/15, from Department of Environment and Planning, regarding proposed building on Transit Rd. for Benderson Development.
- 4.15.08 Letter from Robert Harris, Town Engineer, dated 4/8/15, to Neil Connelly, with comments regarding the proposed subdivision development known as Hidden Meadows Subdivision.
- 4.15.09 MRC minutes of the meeting held on 4/06/15.
- 4.15.10 Copy of resolution of 4/06/15 adopted by Town Board, approving site plan for the proposed construction of building addition to Cadby Industrial Park.
- 4.15.11 Copy of resolution of 4/06/15 adopted by Town Board, approving the proposed construction of a 60 room, 4 story hotel at Salvatore's Italian Gardens.

- 4.15.12 Copy of resolution of 4/06/15 adopted by Town Board, setting up a public hearing for a special use permit requested at 30 Woodgate Dr.
- 4.15.13 Memo from Kevin Loftus, Deputy Town Attorney, dated 4/13/15, clarifying two issues, as requested by the Planning Board.
- 4.15.14 SEQR response dated 4/9/15 from the DEC regarding Hidden Meadows.
- 4.15.15 SEQR response dated 4/3/15 from the DEC regarding Superior Pallets, Inc.
- 4.15.16 SEQR response dated 4/8/15 from the Division of Sewerage Management regarding the proposed auto holding center on Genesee St.
- 4.15.17 SEQR response dated 4/9/15 from the Division of Sewerage Management regarding Summerfield Farms Phase 6.
- 4.15.18 Letter from Scott and Carol McFarland to the Town Board and Chair of Planning Board, voicing concerns and opposition to the rezoning of 5335 William St. from A-R to MFR-4.
- 04.15.19 Memo from Town Attorney regarding SEQR meeting on 4/20/2015 for Keysa Park Improvements – Metz Memorial.
- 04.15.20 SEQR response from NYSDOT regarding Harris Hill Subdivision.

ACTION ITEMS –

FINAL PLAT PLAN REVIEW – LOCATED ON HARRIS HILL ROAD, 12 SINGLE-FAMILY HOMES. PROJECT NO. 1992. CONTACT PERSON IS METZGER CIVIL ENGINEERING.

Michael Metzger, Metzger Civil Engineering presented to the Planning Board the final plat plan review for 12 single-family homes located off of Harris Hill Road. Mr. Metzger stated that the final plat plan is basically the same as the preliminary plat plan which was approved on May 1, 2013. The preliminary plat plan will expire in May of 2015, and he is asking the Planning Board to recommend an extension. Mr. Metzger stated that the preliminary plat had one 8" water line servicing this project for both hydrants and domestic homes. The final plat plan shows 2 water lines: An 8" pipe for hydrants and a smaller pipe for domestic homes. The water lines will be private. The project will have public sewers on an easement. The private road for this project will be 26' wide and will be curbless with swales adjacent to the road. This project will have no sidewalks. Postal service will be directly to the homes. School bus pick-up for these homes will be at Harris Hill Road with a school bus shelter provided. The site lines at Harris Hill Road meet the required standard.

Town Attorney Kevin Loftus stated that due to the passage of time, a new EAF will be required to show that nothing has changed.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to recommend approval of the final plat plan to the Town Board. Motion seconded by Kristin McCracken and unanimously carried. Roll call vote as follows:

Chair Connelly – Yes	Lawrence Korzeniewski – Yes
Rebecca Anderson – Yes	Kristin McCracken - Yes
Anthony Gorski – Yes	Melvin Szymanski – Yes
Joseph Keefe – Yes	

OTHER MATTERS –

Public Hearings – The Planning Board set a date for two public hearings for proposed subdivisions. The two public hearings will be held on Wednesday, May 6, 2015 at 7:10PM during the regularly scheduled Planning Board meeting. The Public Hearings are for Summerfield Farms, Part 7 (William Street) and Hidden Meadow Subdivision (Aurora Street). The Public Hearing notices will be published in The Lancaster Bee.

At 7:30PM a motion was made by Chair Connelly to adjourn the meeting. Motion seconded by Kristin McCracken and unanimously carried.